



## Set In A True Haven Of Peace, Surrounded By Olive Trees, Superb Villa And Independent Guest House On A 4782 M2 Plot With Pool And Views.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 1,140,630.43

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34490
Δημοσιεύθηκε:	10/04/2026

### Περιγραφή:

A vibrant village with all amenities (cafes, restaurants, supermarkets, bakeries, butcher's shops, etc.), located 15 minutes from Beziers, and 25 minutes from the beaches !

Set in a true haven of peace, surrounded by olive trees and mediterranean scrubland, this superb villa (in perfect condition, built in 1996) with a living area of 172 m2 offers a bright and spacious living area with a fully equipped open-plan kitchen, a large mezzanine space, a utility room, 3 bedrooms (including a master suite), a bathroom, as well as a double garage. In addition, there is a fully independent and totally equipped guest house offering 50 m2, ideal for seasonal rental or for hosting guests. All set on a magnificent landscaped plot of 4782 m2 (with further building potential), where peace and serenity prevail. About hundred olive trees enhance the tranquil atmosphere and offer the opportunity to produce your own olive oil. Several fruit trees, a private pool area with views, barbecue, and a bread/pizza oven make it ideal for entertaining guests A true haven of peace at just a few minutes walk from all amenities !

Main house (172 m2)



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Ground = Entrance hall of 6.75 m<sup>2</sup> + utility room of 6.50 m<sup>2</sup> + double garage of 30 m<sup>2</sup> + large living area of 80 m<sup>2</sup> comprising a fully equipped open-plan kitchen (central island, electric oven, microwave, integrated dishwasher, American-style fridge, gas cooker, double sink, extractor hood, cupboards), a lounge area, and a dining room with a fireplace insert, all opening onto large sliding glass doors + corridor of 7 m<sup>2</sup> + WC of 1.40 m<sup>2</sup> + master suite of 14.07 m<sup>2</sup> with a window overlooking the terrace and a dressing area of 6.05 m<sup>2</sup> (access to the bathroom) + bedroom of 14 m<sup>2</sup> (built-in wardrobes) + bedroom of 11.11 m<sup>2</sup> (built-in wardrobes) + bathroom of 11.06 m<sup>2</sup> (walk-in shower, WC, bathtub, vanity unit).

1st = Large mezzanine space of 25 m<sup>2</sup> which can be used as an office or an additional bedroom.

Independent and fully equipped guest house (50 m<sup>2</sup>)

Ground = Living/sleeping area of 28.08 m<sup>2</sup> (large sliding glass doors opening onto the pool area) + shower room of 9.36 m<sup>2</sup> (shower, WC, washbasin, cupboards) + fully equipped kitchen of 12.60 m<sup>2</sup> (electric oven, microwave, ceramic hob, dishwasher, fridge, sink).

Exterior = Approximately one hundred olive trees lining the garden, offering serenity and the possibility to produce your own olive oil + large solid-built swimming pool of 9.5 x 5m (chlorine-treated) with bar/barbecue/bread & pizza oven area, perfect for entertaining guests + several fruit trees + further building potential.

Additional features = Built in 1996 + fireplace insert + electric underfloor heating in the living area + reversible air conditioning + double glazing + electric roller shutters + tiled flooring + possibility to purchase furnished + septic tank + estimated amount of annual energy consumption for standard use: between 1980 Euros and 2740 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2463 Euros.

Price = 972.000 Euros (A true haven of peace !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 82621

Property Size: 222 m<sup>2</sup>

Property Lot Size: 4,782 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: MM972000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space



Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
Τελειωμένα τετραγωνικά  
πόδια: 222 τ.μ  
Μέγεθος αυλής: 4782 τ.μ

## Utility details

Heating: Ναί

## Building details

Outdoor Amenities: Pool

## Rental details

Furnished: Ναί

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.712

